

HISTORIC AND DESIGN REVIEW COMMISSION

April 07, 2021

HDRC CASE NO: 2020-045
ADDRESS: 515 WICKES
LEGAL DESCRIPTION: NCB 2916 BLK 5 LOT 16
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: David Hannan/FISHER HECK ARCHITECTS
OWNER: REBECCA CLAUSEWITZ
TYPE OF WORK: Construction of a 2-story rear addition, construction of a rear accessory structure, exterior modifications, site modifications
APPLICATION RECEIVED: March 19, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Construct a 2-story rear addition, to include an added footprint of 225 square feet and a total of 600 additional square feet on the second story, which will be partially constructed atop the existing 1-story historic structure.
2. Remove a brick flue near the rear of the historic structure to accommodate the proposed addition.
3. Replace all existing wood windows with new aluminum clad wood windows to match the existing in size, proportion, configuration, and inset.
4. Modify the existing front porch design to feature battered Craftsman columns.
5. Replace the existing wooden front porch decking with Trex-brand composite decking.
6. Construct a 1-story rear garage in the location of an existing slab from a former garage. The footprint will be approximately 260 square feet.
7. Modify the existing driveway to feature a concrete ribbon.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

FINDINGS:

- a. The primary historic structure located at 515 Wickes is a 1-story residential structure constructed circa 1920 in the Craftsman style. The structure features an asymmetrical front porch, one over one wood windows, a standing seam metal roof that appears to be original, and a prominent side brick chimney. The structure is contributing to the King William Historic District.
- b. The project received conceptual approval from the Historic and Design Review Commission on February 19, 2020. The approval carried the following stipulations:
 - 1. That the applicant aligns the front façade of the 2-story addition with the front plane of the existing bump-out on the southeastern façade of the primary structure; **this stipulation has been met.**
 - 2. That the applicant insets the side walls of the second story addition from the side facades of the historic structure to limit the overall massing of the second story addition; **this stipulation has been met.**

3. That the applicant modifies the proposed fenestration pattern to include more consistent configurations on the front façade of the 2-story addition and adds fenestration to the left elevation; **this stipulation has been met.**
 4. That the applicant retains the existing window openings on the side facades of the primary historic structure; **this stipulation has been met.**
 5. That the applicant retains the original woodlap siding. If portions of the siding are deteriorated beyond repair, the siding should be spot-repaired with wood siding that matches in reveal and profile. The use of composite siding on the historic structure is not appropriate; **this stipulation will continue to apply for final approval.**
 6. That the applicant retains or replicates in-kind the existing front porch columns; **this stipulation has been met.**
 7. That the replacement porch decking feature 1x3, wood tongue and groove members that are installed perpendicular to the front porch wall. The decking should be installed with a slight slope to promote proper drainage; **this stipulation will continue to apply for final approval.**
 8. That the applicant retains all existing wood windows in lieu of their replacement. If an individual assembly is deteriorated beyond repair, the applicant must demonstrate this through substantial documentation. A comprehensive window schedule must be submitted for final review and approval. Any replacement windows must meet staff's standard stipulations; **this stipulation will continue to apply for final approval.**
 9. That the windows on the addition meet staff's standard stipulations; **this stipulation will continue to apply for final approval.**
 10. That the standing seam metal roof meet staff's standard stipulations; **this stipulation will continue to apply for final approval.**
 11. That the applicant provides drawings of the proposed garage; **this stipulation has been met.**
 12. That the applicant submits an existing floor plan; **this stipulation has been met.**
 13. That the applicant develops a distinction between old and new; **this stipulation has been met.**
- c. ADDITION: MODIFICATIONS TO EXISTING STRUCTURE – The applicant has proposed to construct a 2-story rear addition to the existing 1-story historic house, which will require exterior modifications to the existing structure. Proposed modifications include the removal of the windows of the rear enclosed sleeping porch, removal of a brick flue near the back of the structure. Staff finds that the removal of elements of the rear addition and the brick flue are acceptable for the new addition.
 - d. ADDITION: FOOTPRINT – The applicant has proposed to construct a 2-story rear addition. In total, the added footprint will be approximately 225 square feet to the rear of the existing structure. An additional 600 square feet will be added as part of a second story that will be partially constructed above the footprint of the existing historic structure. According to the Historic Design Guidelines, new additions should never result in the doubling of the historic building footprint. Staff generally finds the footprint to be consistent.
 - e. ADDITION: SCALE AND MASSING – The applicant has proposed to construct a 2-story rear addition that will be partially constructed above the existing 1-story historic structure's footprint. The addition will be located approximately 40 feet behind the front plane of the primary structure. The floor height of the new addition appears to closely match that of the primary structure, though the overall scale of the second story is less than half of the height of the primary structure from foundation to ridge line. The addition will be inset slightly from the side facades of the historic structure per stipulations from conceptual approval. According to the Historic Design Guidelines, the height of rooftop additions should be limited no more than 40 percent of the height of original structure. Full-floor rooftop additions that obscure the form of the original structure are not appropriate. Staff generally finds the height consistent with these Guidelines.
 - f. ADDITION: ROOF – The applicant has proposed to install a standing seam metal roof on the addition to match the primary structure. The roof will feature a front gable configuration. Staff finds the proposal conceptually consistent with the Guidelines.
 - g. ADDITION: WINDOWS AND DOORS – Per the elevations, the applicant has proposed to install windows in proportions, configurations, dimensions, and locations that are generally appropriate. According to the Historic Design Guidelines, new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should relate be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed in staff's specifications and the recommendation.

- h. **ADDITION: MATERIALS** – The applicant has proposed to use Hardie siding or a similar composite material for the addition. The existing vinyl siding on the historic structure will be removed to expose the existing woodlap siding. Staff generally finds a transition in material appropriate, but needs specific information on the proposed product to make a determination of appropriateness for the transition from the existing structure.
- i. **ADDITION: TRANSITION** – The applicant has proposed to differentiate the siding from the original structure while remaining complementary as noted in finding h. Staff recommends that the applicant install a vertical trim piece at the location where the existing structure and addition meet to clearly delineate the masses.
- j. **SIDING REMOVAL** – The applicant has proposed to remove the existing vinyl siding on the historic structure to reveal the woodlap siding underneath. The applicant has proposed to restore the original woodlap siding where feasible, and if needed, replace the siding with Hardie or a comparable composite product to closely match the reveal and profile. Staff finds the restoration of the original siding appropriate, but finds that wholesale removal of siding for composite is not appropriate for a historic structure. Staff finds that the siding should be spot-repaired with matching woodlap siding if necessary.
- k. **FRONT PORCH DECKING** – The applicant has proposed to replace the wood front porch decking with a Trex brand composite decking product. According to the Historic Design Guidelines, wood decking should only be replaced if a majority of its boards are deteriorated beyond repair. Staff finds the decking eligible for replacement, but requires more information on the product to determine the appropriateness as noted in the recommendation.
- l. **NEW REAR GARAGE** – The applicant has proposed to construct a 1-story rear garage if construction budget allows. The garage will be located atop an existing concrete slab from a previous garage that was demolished over 25 years ago according to the applicant. The proposed garage is smaller in footprint and will feature a simple gable design, composite siding, a standing seam metal roof, and single bay garage door. Staff generally finds the proposal appropriate.
- m. **DRIVEWAY** – The applicant has proposed to install a ribbon driveway at the location of the existing driveway, which is a combination of a concrete slab and decomposed granite in disrepair. Staff finds the proposal appropriate.

RECOMMENDATION:

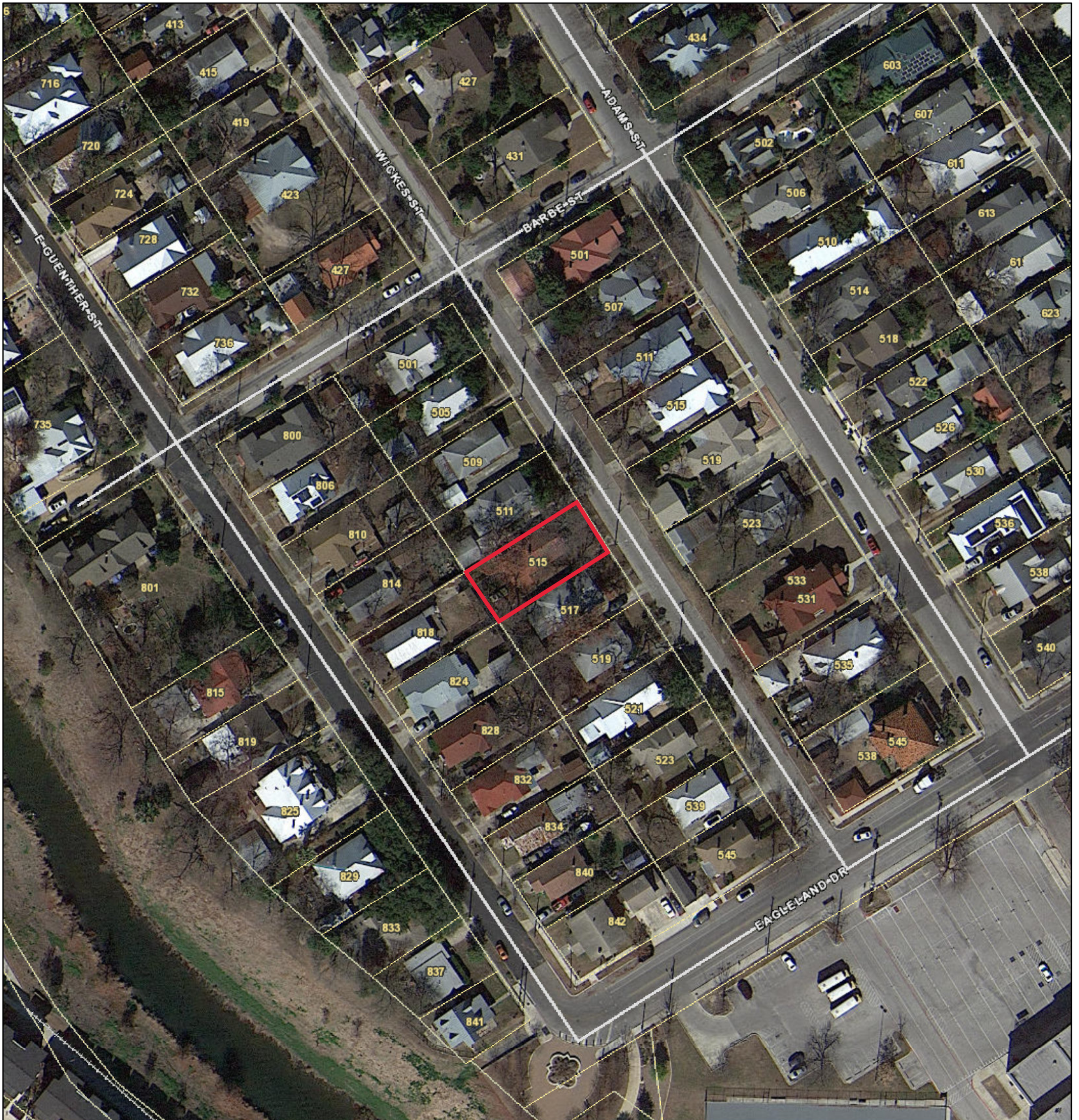
Staff recommends final approval based on findings a through o with the following stipulations:

- i. That the applicant retains the original woodlap siding as noted in finding c. If portions of the siding are deteriorated beyond repair, the siding should be spot-repaired with wood siding that matches in reveal and profile. The use of composite siding on the historic structure is not appropriate. Composite siding, if used exclusively on the addition, should feature a maximum reveal of 4 inches and a smooth finish; faux grain is not appropriate.
- ii. That the replacement porch decking feature 1x3” wood tongue and groove members that are installed perpendicular to the front porch wall. The decking should be installed with a slight slope to promote proper drainage.
- iii. That the applicant retains all existing wood windows as noted in finding l in lieu of their replacement. If an individual assembly is deteriorated beyond repair, the applicant must demonstrate this through substantial documentation. A comprehensive window schedule must be submitted for final review and approval. Any replacement windows, must be fully wood and meet staff’s stipulations: Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- iv. That the windows on the addition meet the following stipulations: Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components

must be painted to match the window trim or concealed by a wood window screen set within the opening. Staff finds fully wood windows to be most appropriate.

- v. That the standing seam metal roof features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish with no striation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- vi. That the applicant complies with all setbacks as required by Zoning and applies for a variance from the Board of Adjustment, if applicable.

City of San Antonio One Stop



April 1, 2021





EXISTING AERIAL MAP OF PROPERTY



EXISTING FRONTFACADE



EXISTING SIDE FAÇADE



EXISTING REAR FAÇADE



EXISTING SIDE FAÇADE



EXISTING ENCLOSED PORCH TO BE DEMOLISHED

March 19, 2021

City of San Antonio
Office of Historic Preservation
1901 S. Alamo Street
San Antonio, Texas 78204

Re: 515 Wickes Street
San Antonio, TX 78205

To the HDRC Board:

The homeowner seeks approval to renovate the existing house located at 515 Wickes Street. The extent of the renovation encompasses the following scope of work:

A New Addition - The home currently has 1,225 enclosed square feet, with 264 feet being a rear porch that was enclosed several decades ago. The plan calls for adding approximately 225 square feet to the rear of the existing home off the enclosed porch and approximately 600 square feet with second story addition. The first-floor addition would contain an area for utilities, a half bath, and stairs to the second story. The proposed second story has two bedrooms and a Jack and Jill bath. In addition to the structural changes to the home, a new covered patio on the rear of the home is being proposed. There is currently a covered area off the enclosed porch, but it is comprised of a flimsy awning that was added several decades ago and is in disrepair. The covered patio would be integrated into the home construction and the materials used would be the same that are used on the home to give the patio a cohesive look. Lastly, a one-car garage will be reconstructed where an existing garage pad exists. The previous garage was torn down approximately 25 years ago. The new garage will be smaller than the remaining slab from the demolished garage and will be constructed with the same materials as are being proposed for the main home.

Driveway/Sidewalk - The current driveway is in complete disrepair and the paths from the public sidewalk to the front of the home are no longer level and need repair. A ribbon driveway is being proposed that will run from the street to the proposed one car garage in the rear of the home. Grass or landscaping material will be added to the center. Additionally, the concrete path leading to the home from the public sidewalk and from the driveway to the front door will need to be leveled or reconstructed, if leveling is not possible. The look and location of the new driveway and sidewalks will be the same or like what was there historically to keep the front elevation of the home the same.

Exterior Alterations – The plans propose the removal of the kitchen chimney, which no longer translates into the home as a fireplace. The chimney was originally installed for cooking purposes when the home was built. This chimney is located toward the center rear of the home and can only be seen from the backyard and by trespassing on to the neighbor's driveway near their carport on the north side of the home. It cannot be seen from the street or from the south side of the home.

Exterior Lighting - With the rehabilitation of this home, new exterior lighting for the porch areas and garage area will be added to ensure safety. Lighting fixtures selected will be in keeping with the craftsman look of the home.

Fencing - Removal of the chain link fencing and gate and addition of a six-foot privacy fence and gate that surrounds the home is being proposed. There is currently a privacy fence on the north side of the back and side yards that was added by the neighbor at 513 Wickes. The new fencing material will be a natural cedar and will follow the property line as delineated on the survey of the home.

Foundation/Skirting - Included in the rehabilitation of the home will be repairs to the pier and beam foundation to ensure that the foundation is stable and can withstand the weight of the additions to the rear of the home. Additionally, when the vinyl siding is removed from the exterior of the home during rehabilitation, the vinyl skirting that was added with the siding approximately 15 years ago will be removed. The skirting added during the rehabilitation will be the same fiber cement board (Hardie Plank or similar) that is being added to the other areas of the home, so the home has a cohesive appearance and the foundation is not left exposed.

Landscaping/Hardscaping/Irrigation - Upon completion of the rehabilitation of the home, new landscaping and irrigation will be added to the front, back, and side yards by the owner and is not included in this proposed scope of work.

Painting - The entire exterior of the home will be primed and painted during the rehabilitation process. It is unknown at this time how damaged the original wood siding and window trim are because they have been covered by siding for approximately 15 years. Once the vinyl siding is removed, the original siding is evaluated and any repairs are made, paint color selections will be made. Initial color selections are included in the drawing package for review.

Porch/Patio: The front porch of the home is currently in a dangerously deteriorated condition and full replacement is necessary. The use of a wood-look material such as Trex is being proposed to ensure that rot and deterioration does not develop again. The planks will be the same or similar width as to what is currently present, and the color chosen will be complementary to the colors chosen for the paint on the home. The addition of a covered back patio is also being proposed. The patio will include a 10' x 20' concrete slab, will be open on three sides and have wood columns for support. The roof of the patio will be constructed of the same materials as is used on the home and will be integrated into the roof of the home to create a seamless transition from indoor to outdoor.

Roofing - During the rehabilitation process, the old roof will be removed, and a new standing seam metal roof will be added to ensure structural integrity. The roof will not be painted red as the current, 95-year-old roof is now. Instead, the roof will be a natural, silver metal color. The new roof will feature panels that are 21 inches wide, seams that are 1-1/2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels will be smooth without striation or corrugation. All chimney, flue, and related existing roof details will be preserved.

Utility Work - During rehabilitation, the integrity of all current utilities will be assessed. The sewage and water supply lines most likely have not been replaced since the home was constructed in the mid-1920s, so they might have to be replaced from the meter to the home. This will require extensive digging in the front yard. The current electrical panel will have to be replaced because it is too small to operate a modern kitchen, let alone an entire home. Electricity will also have to be run to the proposed garage and existing

main lines to the home will be buried. Gas lines will be extended to the fireplace in the family room, the cook top in the kitchen, and the backyard patio. All current plumbing in the home will be replaced.

If there are any additional questions regarding the proposed scope of work, please let us know.

Sincerely,

A handwritten signature in blue ink, reading "David Hannan Jr.", with a stylized, cursive script.

David Hannan Jr., Principal
Fisher Heck Architects
210-299-1500

INTERIOR & EXTERIOR RENOVATION

WICKES HOUSE

CONSTRUCTION DOCUMENTS

Fisher Heck

ARCHITECTS

REGISTERED ARCHITECT

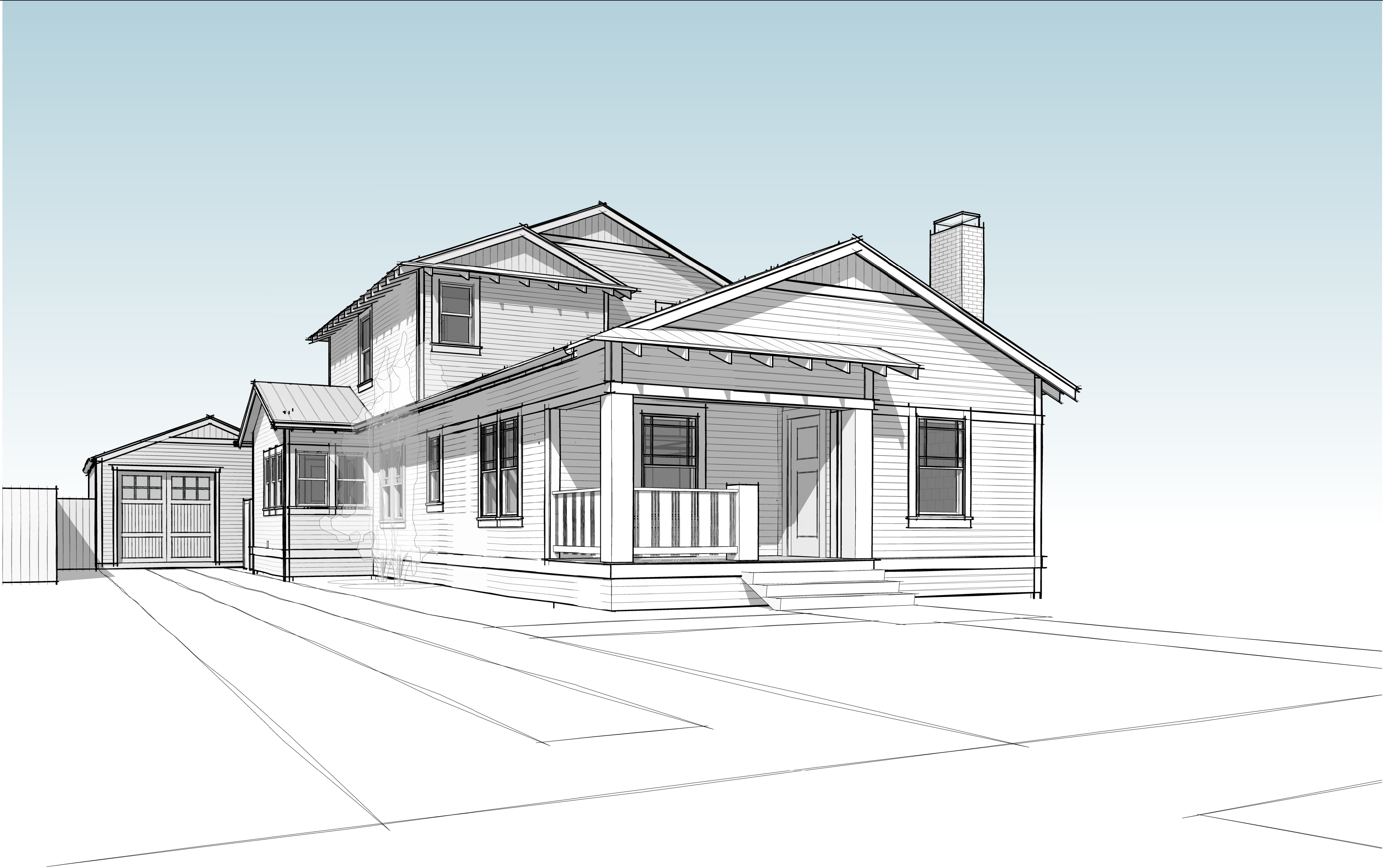
DAVID B. HANNAN

28325

STATE OF TEXAS

03/12/2021

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FISH@FISHERHECK.COM
210-299-1500



OWNER

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CONTACT: DAVID HANNAN JR
EMAIL: dhannan@fisherheck.com
www.fisherheck.com

MEP ENGINEER

N/A

STRUCTURAL ENGINEER

REM ENGINEERING
6800 PARK TEN BLVD, STE 239E
SAN ANTONIO, TX 78213
PH: (210) 320-1199
CONTACT: ROBERT MARTINEZ
EMAIL: robert@remengineeringcorp.com

CIVIL ENGINEER

N/A

LANDSCAPE ARCHITECT

N/A

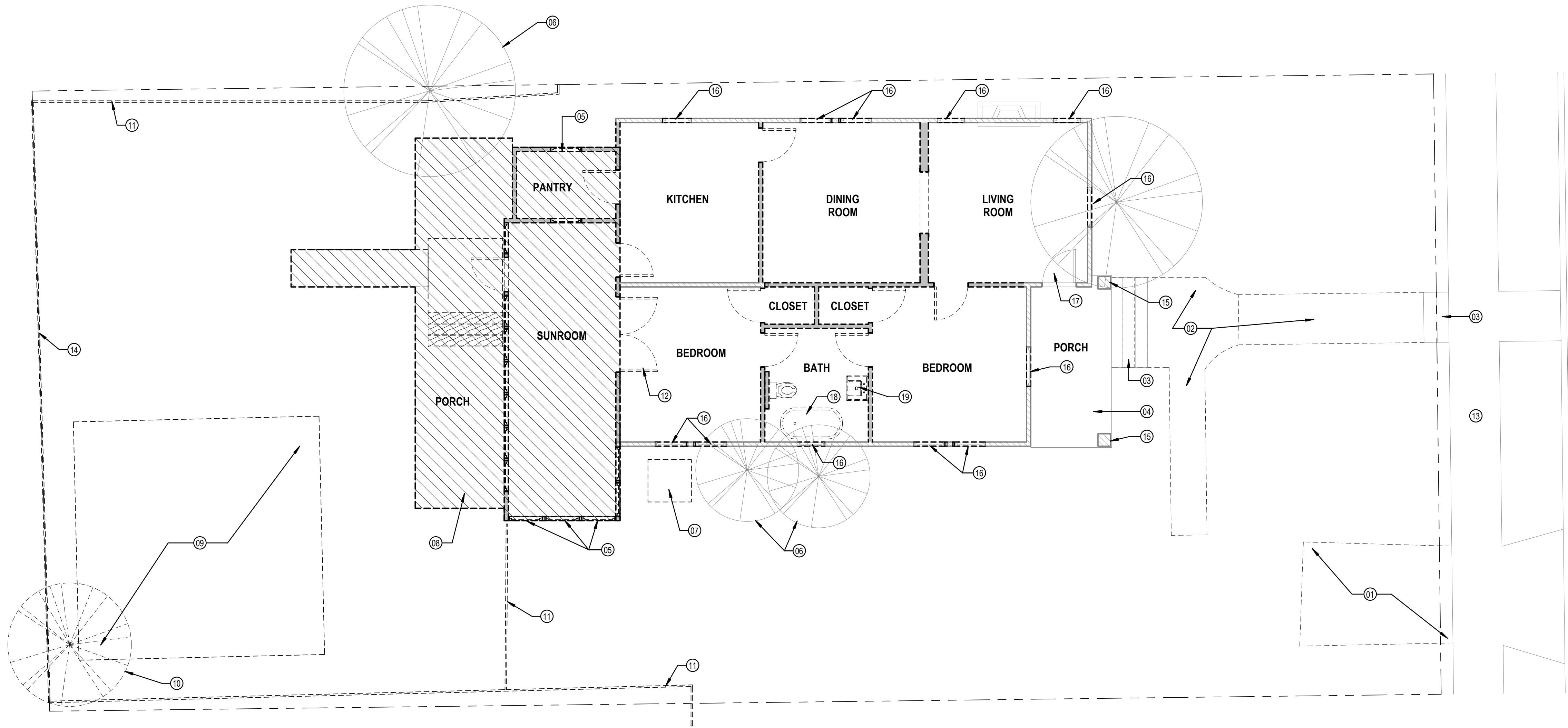
PROJECT: **WICKES HOUSE**

SHEET TITLE: **TITLE SHEET**

PROJECT NO: 2014 A1

△ REVISIONS DATE

SHEET NO:
G-100



1 LEVEL 01 - DEMOLITION PLAN
3/16" = 1'-0"

GENERAL NOTES

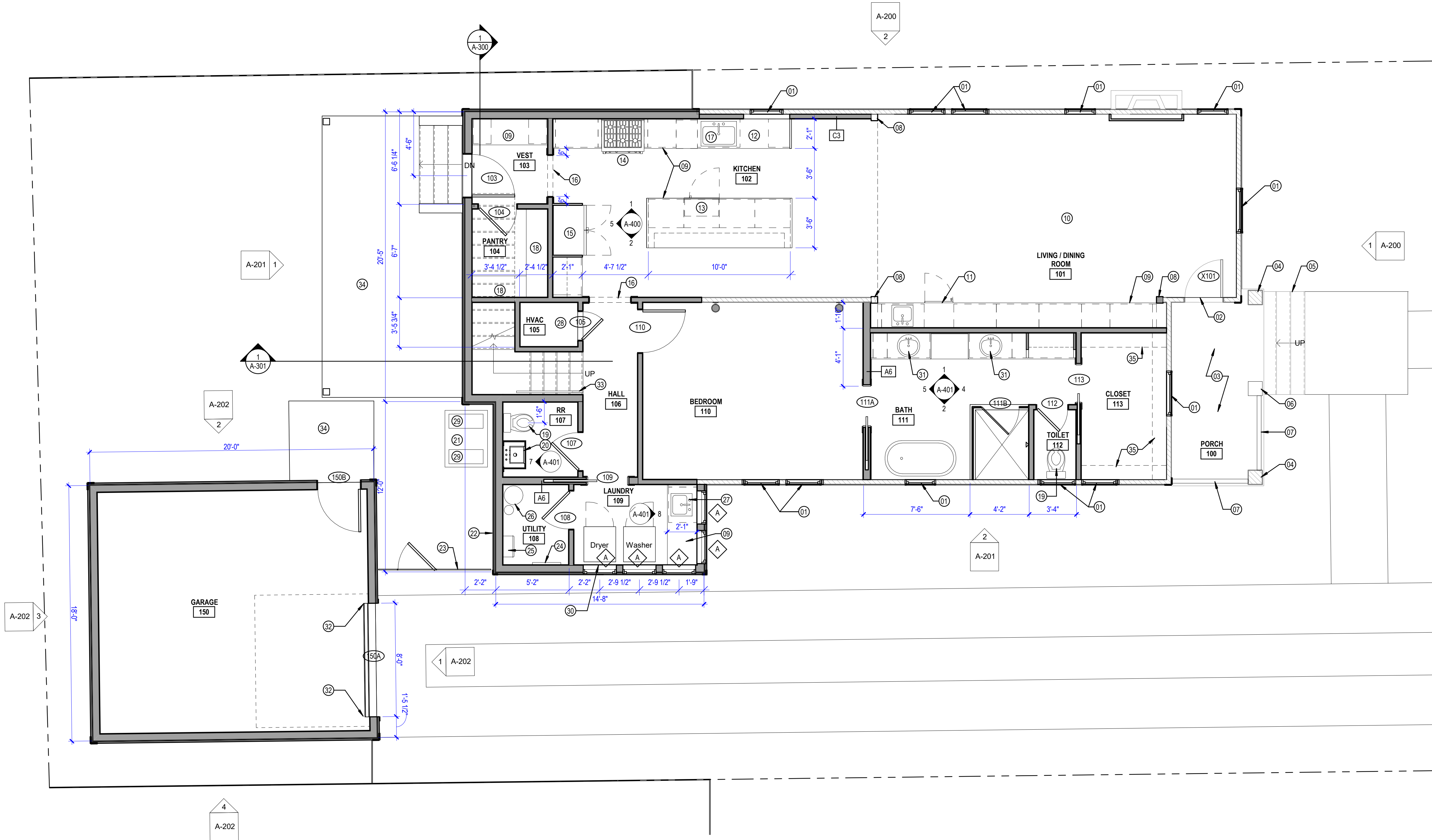
1. DEMO ALL ROOF SOFFITS AND REPAIR EXISTING ROOF RAFTER TAILS AS REQUIRED IN PREPARATION TO BE PAINTED.
2. CAREFULLY REMOVE AND SALVAGE EXISTING WOOD FLOOR BOARDS TO BE REUSED. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER ONCE BOARDS ARE REMOVED AND THE FLOOR JOISTS AND PIERS CAN BE INSPECTED AND REPAIRED AS NEEDED.
3. CONSULT WITH NEIGHBORS PRIOR TO REMOVAL AND INSTALLATION OF FENCING.

KEYNOTES

- 01 DEMO EXISTING CONCRETE DRIVE
- 02 DEMO EXISTING CONCRETE SIDEWALK
- 03 EXISTING CONCRETE STEPS TO REMAIN
- 04 DEMO EXISTING WOOD PORCH FLOOR BOARDS: REPAIR EXISTING PORCH FRAMING AS REQUIRED IN PREP FOR NEW FLOOR BOARDS
- 05 DEMO EXISTING NON-HISTORIC WINDOW AND FRAME
- 06 EXISTING TREES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
- 07 DEMO EXISTING A/C PAD AND UNIT
- 08 DEMO HATCHED AREA OF EXISTING HOUSE AND PREP TO RECEIVE NEW ADDITION
- 09 DEMO EXISTING GARAGE SLAB AND PREP GROUND FOR NEW GARAGE FOUNDATION PER STRUCTURAL
- 10 DEMO EXISTING TREE AND GRIND STUMP AS REQUIRED
- 11 DEMO EXISTING FENCE AND PREP TO INSTALL NEW WOOD FENCE AT PROPERTY LINE
- 12 CAREFULLY REMOVE AND SALVAGE EXISTING DOORS TO BE REUSED
- 13 EXISTING CONCRETE SIDEWALK AND DRIVE APPROACH TO REMAIN
- 14 DEMO EXISTING METAL FENCE AND RANDOM FENCE BOARDS
- 15 EXISTING COLUMN TO REMAIN AND BE REPAIRED IN PREPARATION TO BE REFINISHED
- 16 EXISTING WINDOW TO REMAIN AND BE REPAIRED AS REQUIRED IN PREPARATION TO BE REFINISHED
- 17 EXISTING ENTRY DOOR TO REMAIN AND BE REPAIRED AS REQUIRED IN PREPARATION TO BE REFINISHED.
- 18 EXISTING BATHTUB TO CAREFULLY REMOVED AND REFINISHED
- 19 EXISTING PEDISTAL SINK AND MEDICINE CABINET TO BE CAREFULLY REMOVED AND SALVAGED. REFINISH AND REINSTALL PER NEW CONSTRUCTION PLANS

3/12/2021 11:45:37 AM

1 LEVEL 01 - NEW CONSTRUCTION
1/4" = 1'-0"



GENERAL NOTES

1. REFER TO SITE PLAN FOR LANDSCAPING AND HARDSCAPE NOTES
2. ALL INTERIOR PARTITIONS ARE TYPE A3 UNLESS NOTED OTHERWISE
- 3.

KEYNOTES

- 01 STRIP AND REFINISH EXISTING WINDOW; REPAIR OR REPLACE ALL DAMAGED PIECES AND HARDWARE IN KIND. INSTALL NEW UPPER SCREEN AS DETAILED ON EXTERIOR ELEVATIONS
- 02 STRIP, REPAIR AND REFINISH EXISTING DOOR, FRAME AND TRIM; DOOR SHALL BE STAINED, WHILE TRIM SHALL BE PAINTED
- 03 AZEK VINTAGE SERIES DECKING TO MATCH EXISTING DECK BOARD WIDTH
- 04 STRIP, REPAIR AND REFINISH WOOD COLUMN, THEN PAINT
- 05 PRESSURE WASH CONCRETE STEPS
- 06 WOOD FRAMED HALF COLUMN TO MATCH ADJACENT COLUMN WIDTH AND DEPTH; PAINT
- 07 WOOD FRAMED RAILING PER ELEVATIONS; PAINT
- 08 6X6 STAINED WOOD COLUMN
- 09 SOLID SURFACE COUNTERTOP W/ EASED EDGE
- 10 LAMINATE WOOD FLOORING ON ADVANTECH SUBFLOOR
- 11 UNDERCABINET WINE COOLER
- 12 PANEL READY DISHWASHER
- 13 PANEL READY DRAWER STYLE MICROWAVE
- 14 GAS SLIDE IN RANGE
- 15 PANEL READY FRIDGE
- 16 36" X 84" CASED OPENING W/ 1X6 TRIM ON BOTH SIDES
- 17 UNDERCOUNTER SINK W/ 1HP DISPOSAL; FAUCET TO BE SELECTED BY OWNER
- 18 ADJUSTABLE SOLID WOOD SHELVING ON METAL STANDARDS
- 19 KOHLER TRESHAM WHITE ELONGATED COMFORT HEIGHT TOILET (MODEL #: 23270-0)
- 20 SALVAGED, RELOCATED PEDISTAL SINK; CLEAN AND REFINISH
- 21 CONCRETE HVAC SLAB W/ ANTI-VIBRATION PAD ON TOP
- 22 PROPOSED LOCATION FOR NEW 200 AMP MAIN ELECTRICAL PANEL AND RELOCATED GAS METER
- 23 6H STEEL PICKET FENCE W/ 3'W GATE
- 24 ELECTRICAL SUB PANEL
- 25 NORITZ EZ111 TANKLESS GAS WATER HEATER
- 26 WATER SOFTENER
- 27 27" SINGLE BOWL, UNDERMOUNT STAINLESS STEEL SINK; FAUCET TO BE SELECTED BY OWNER
- 28 MITSUBISHI SVZ DUCTED AIR HANDLER, MOUNTED ON ADVANTECH SHEATHING BOARD W/ RETURN GRILLE BELOW
- 29 MITSUBISHI SUZ SINGLE-ZONE OUTDOOR A/C UNIT
- 30 DRYERBOX DB-480 VENT CONTAINER
- 31 KOHLER CAXTON UNDERMOUNT SINK; #K2210-0; FAUCETS TO BE SELECTED BY OWNER
- 32 INSTALL THERMO TRAKS GARAGE SIDE RAILS
- 33 WALL MOUNTED 1" DIA STEEL HANDRAIL; PAINTED
- 34 CONCRETE PAD
- 35 BUILT-IN CLOSET STORAGE

Fisher Heck
ARCHITECTS



03/12/2021

PROJECT:
WICKES HOUSE

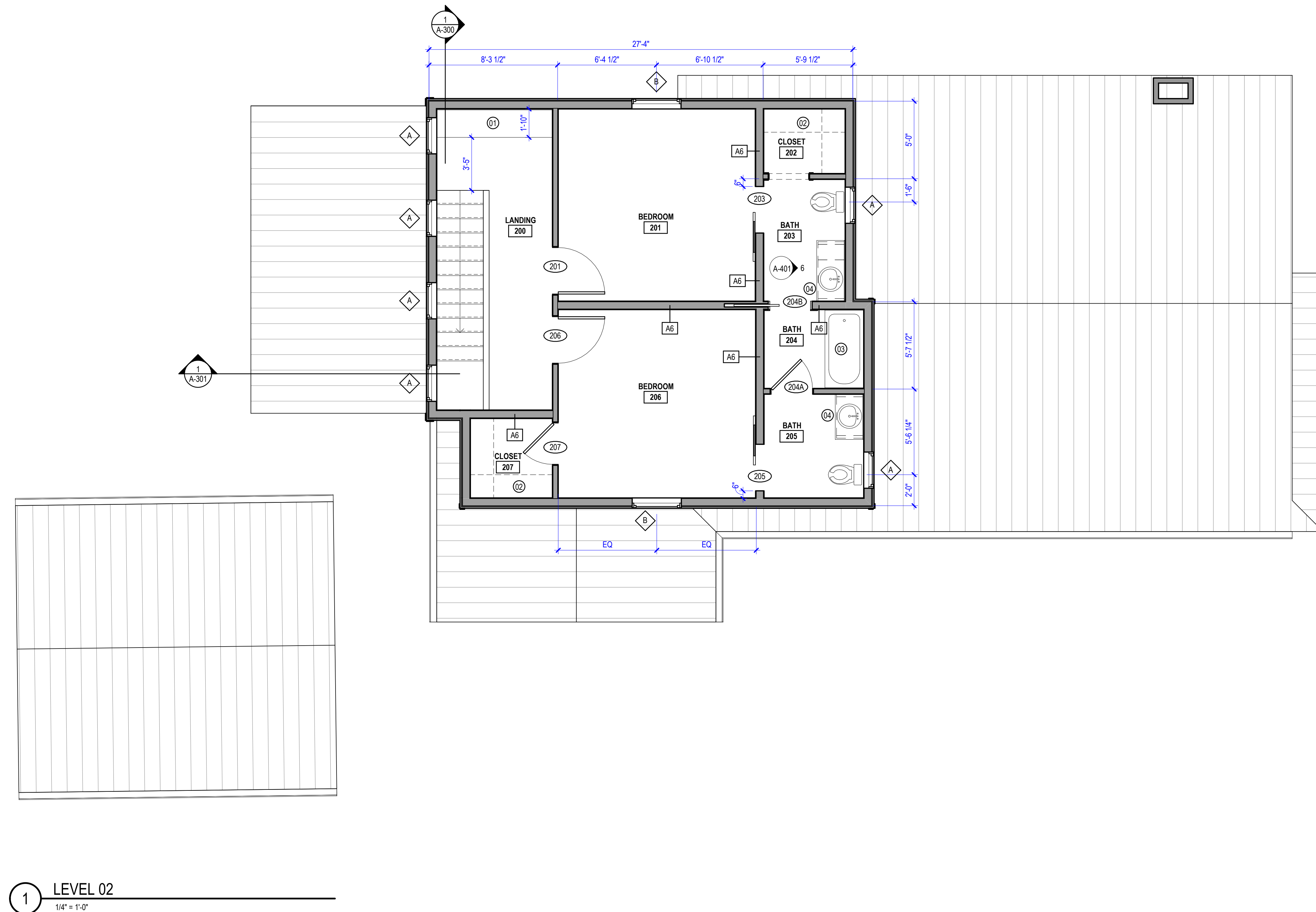
SHEET TITLE:
FIRST FLOOR PLAN

PROJECT NO: 2014 A1

△ REVISIONS DATE

SHEET NO:

A-101



GENERAL NOTES

KEYNOTES

- 01 BUILT-IN DESK W/ SOLID WOOD TOP
02 BUILT-IN CLOSET SHELF AND ROD
03 FIBERGLASS BATHTUB
04 22"D VANITY W/ QUARTZ COUNTERTOP AND UNDERMOUNT SINK;
COLOR TO BE SELECTED BY OWNER

Fisher Heck
ARCHITECTS



03/12/2021

PROJECT:
WICKES HOUSE

SHEET III.C:
SECOND FLOOR PLAN

PROJECT NO: 2014 A1

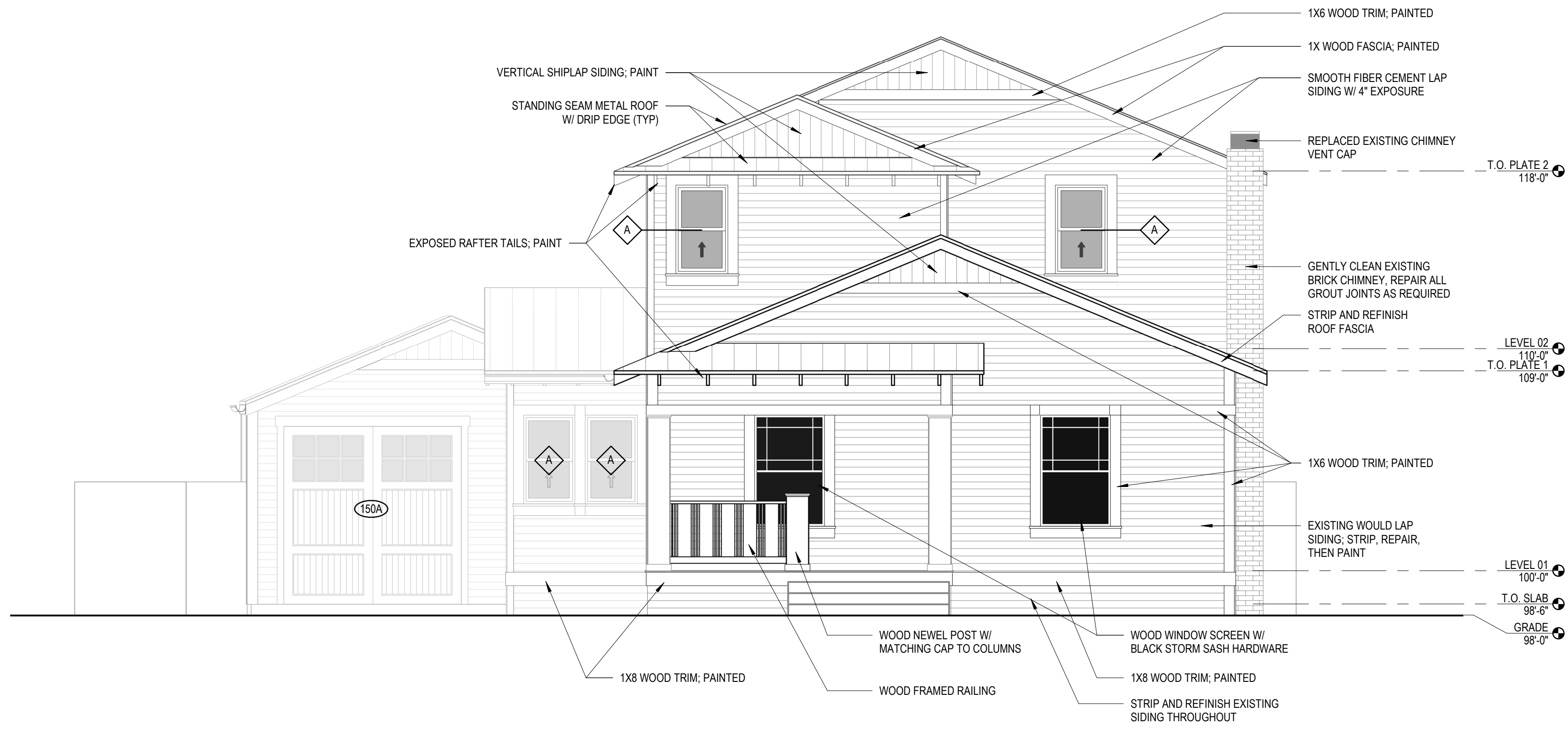
△	REVISIONS	DATE
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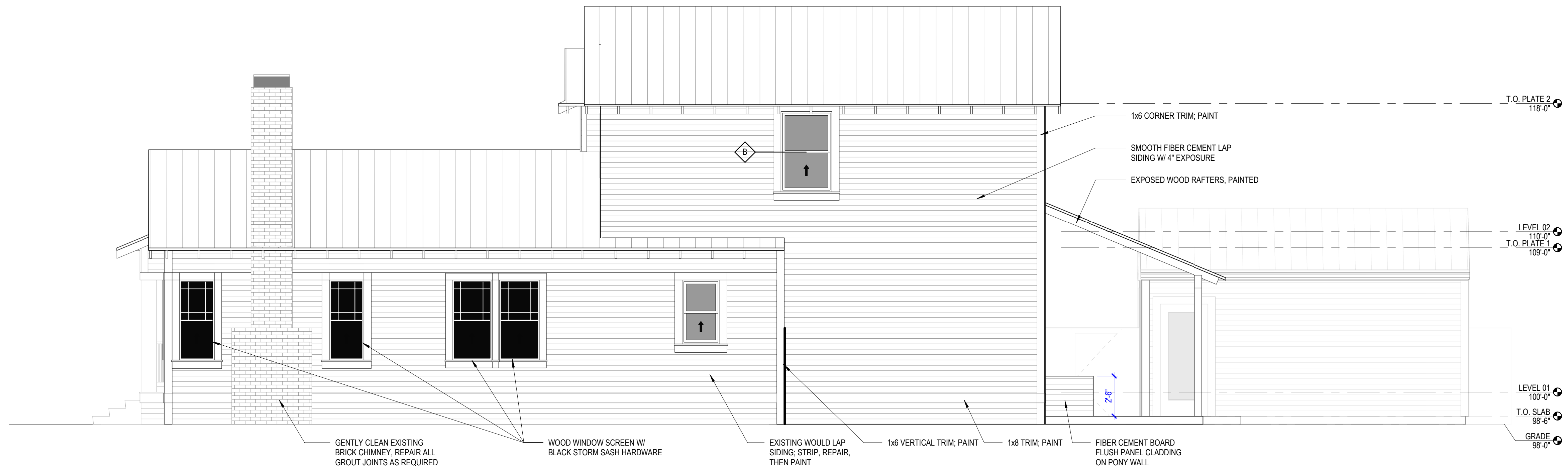
A-102

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1 EAST EXTERIOR ELEVATION
1/4" = 1'-0"

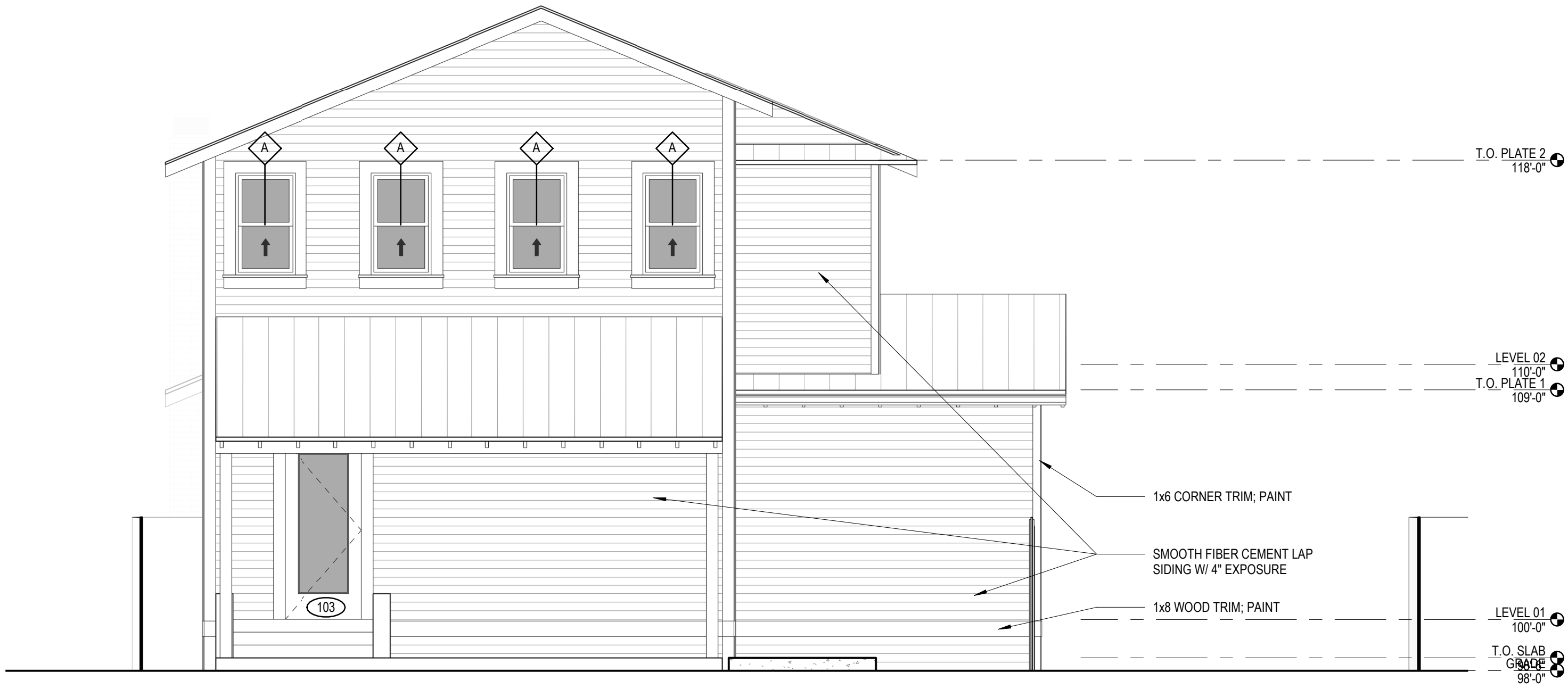


2 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

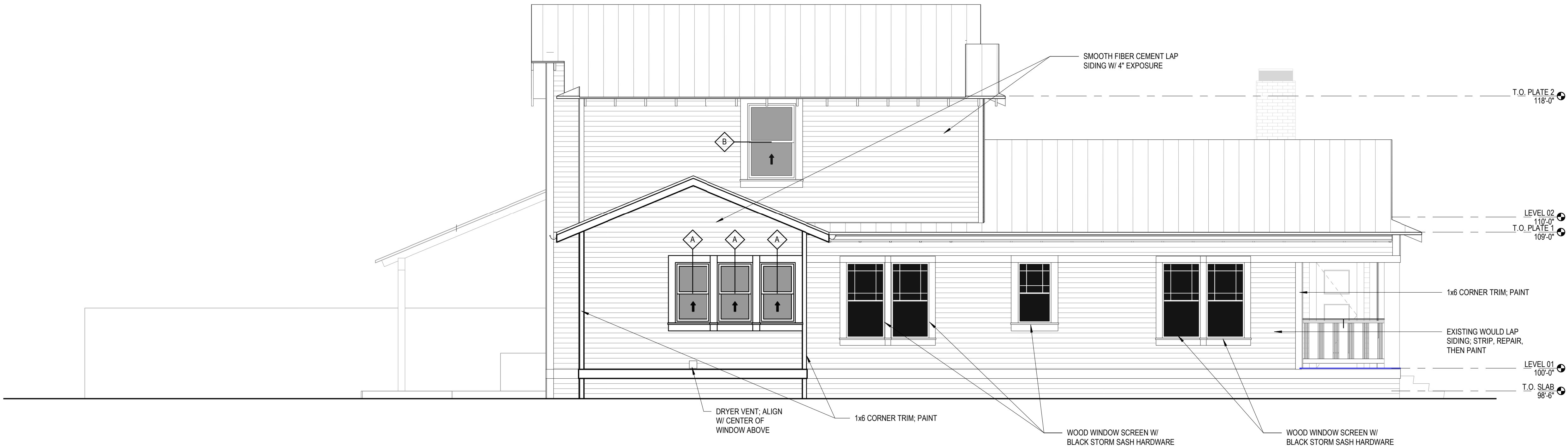


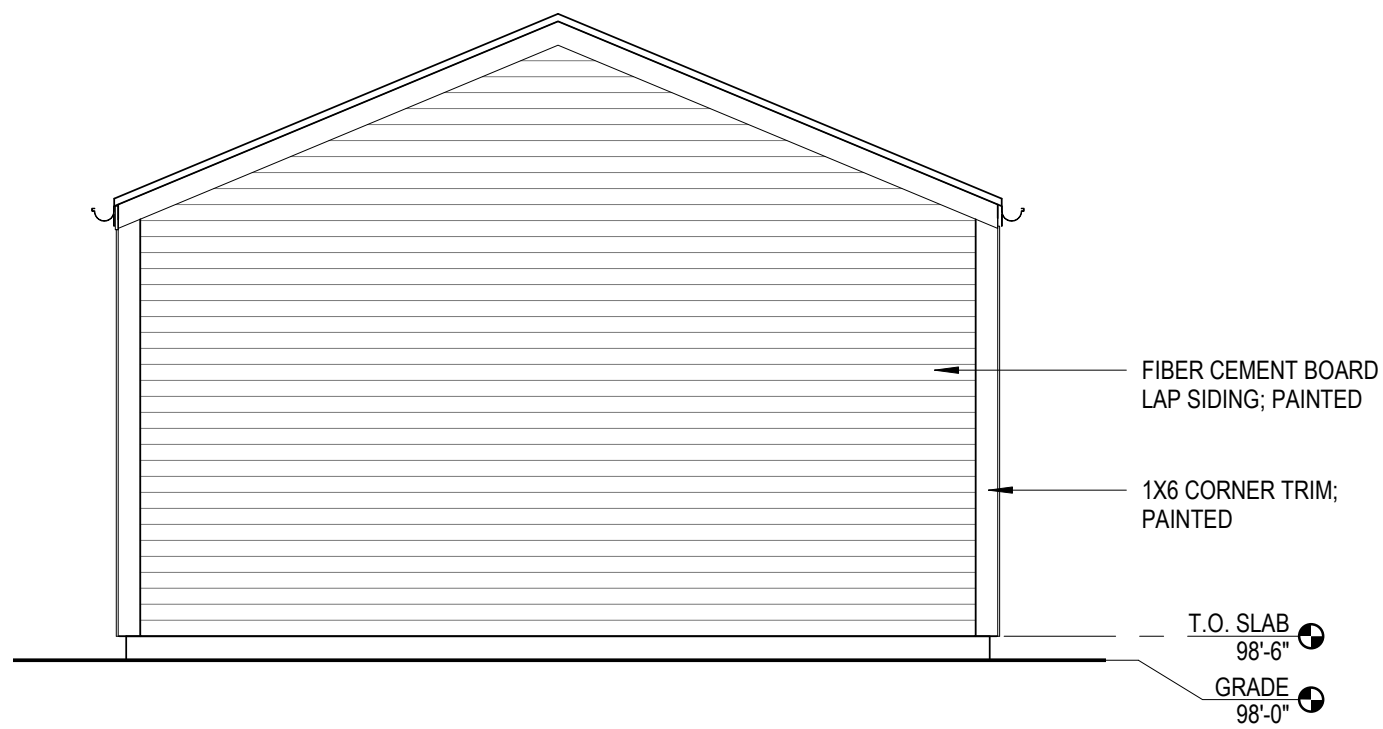
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1 WEST EXTERIOR ELEVATION
1/4" = 1'-0"

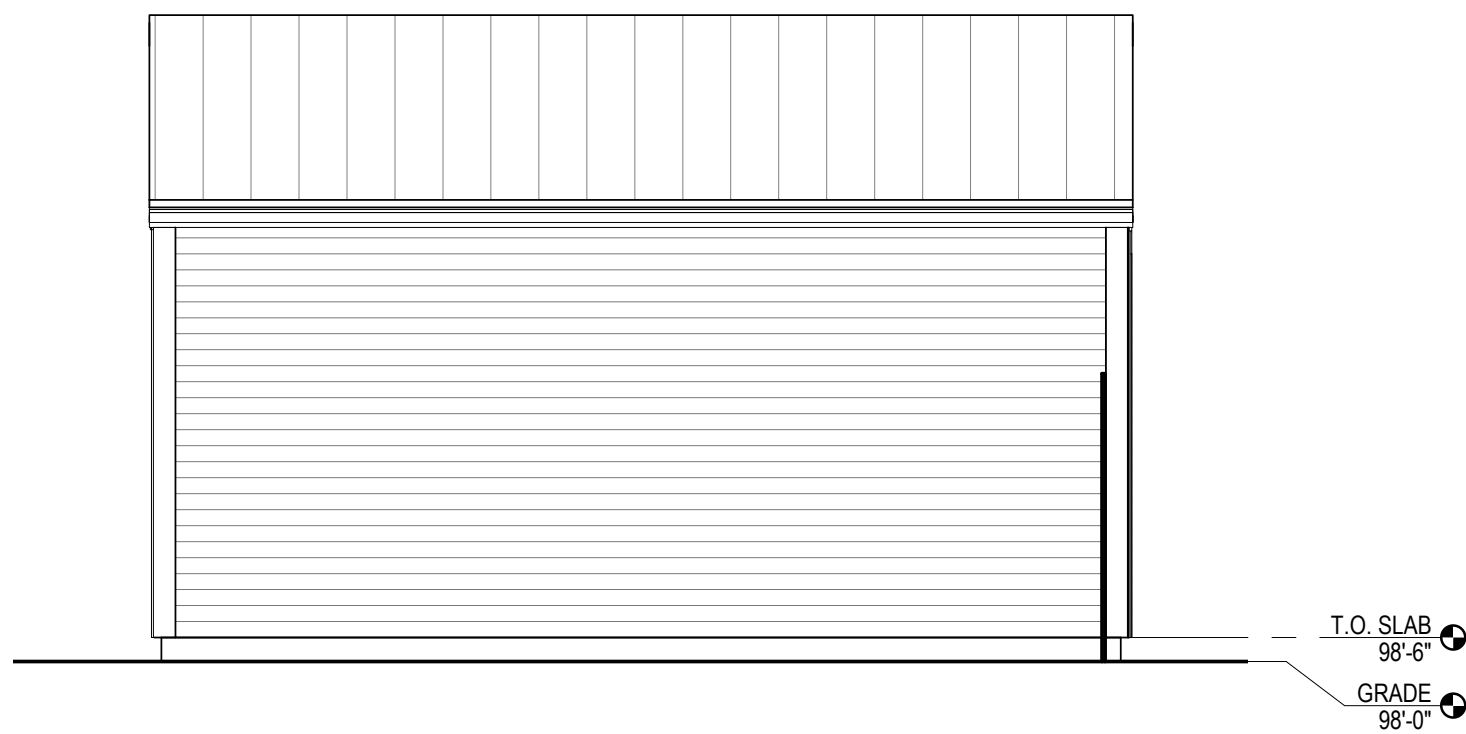


2 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

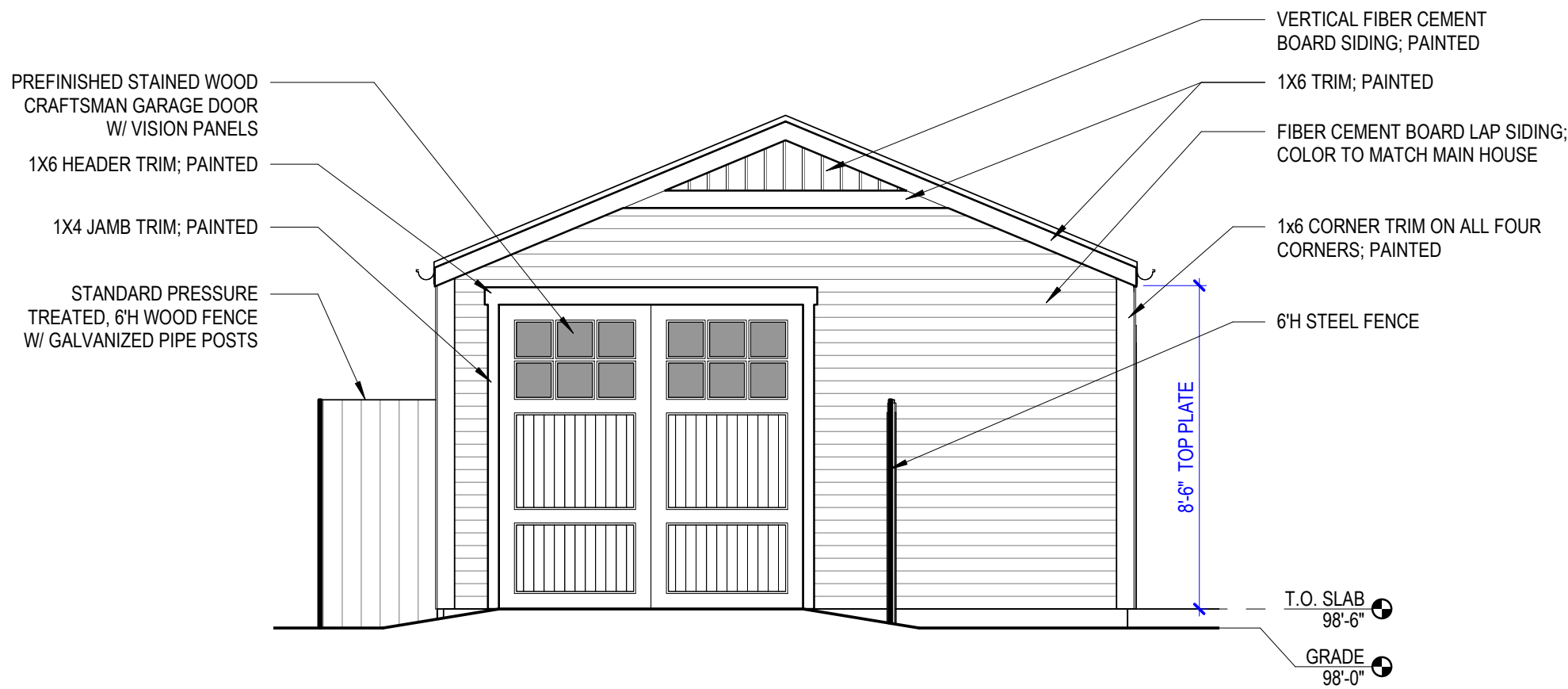




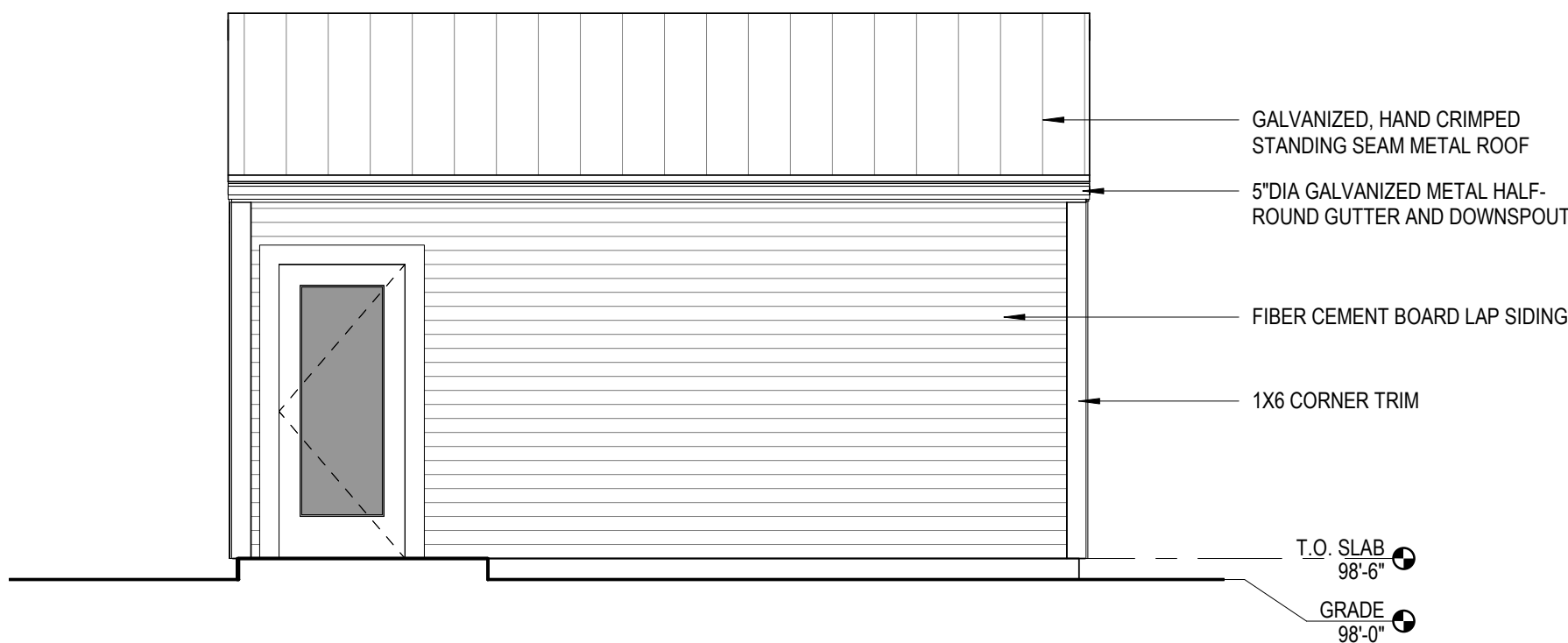
3 GARAGE WEST ELEVATION
1/4" = 1'-0"



4 GARAGE SOUTH ELEVATION
1/4" = 1'-0"



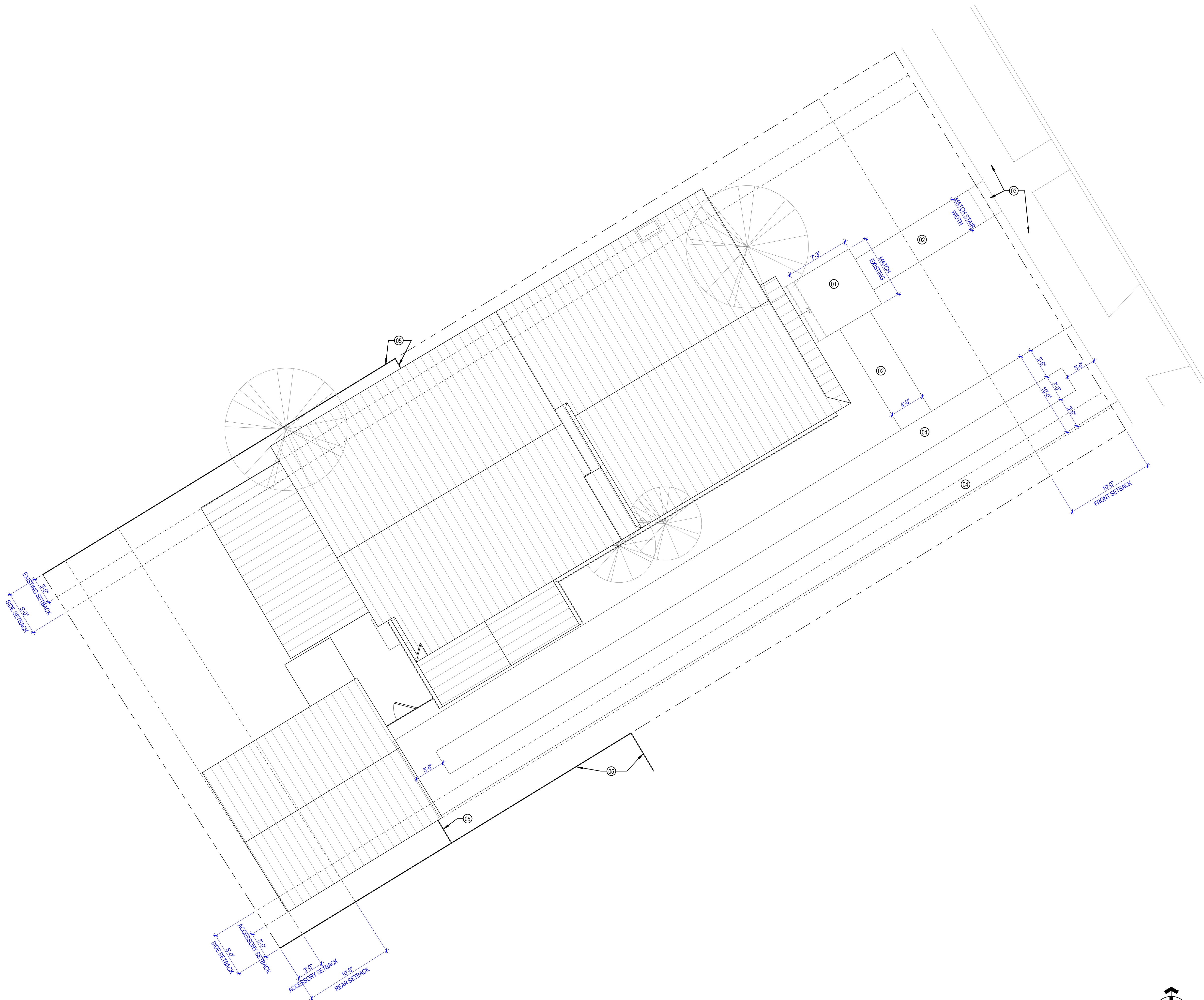
1 GARAGE EAST ELEVATION
1/4" = 1'-0"



2 GARAGE NORTH ELEVATION
1/4" = 1'-0"

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1 SITE PLAN
3/16" = 1'-0"



GENERAL NOTES

- ALL EXISTING ROOF MATERIAL SHALL BE DEMOLISHED. EXISTING DECKING SHALL BE INSPECTED AND ANY DAMAGED BOARDS ARE TO BE REPLACED IN KIND. TAPE ALL SEAMS WITH ZIP-SYSTEM TAPE PRIOR TO INSTALLING A SELF-ADHERED ICE AND WATER SHIELD MEMBRANE ON ENTIRE ROOF SURFACE.
- THE NEW ROOF SHALL BE A STANDING SEAM METAL ROOF WITH CRIMPED SEAMS AND A SMOOTH GALVALLUME FINISH AND NO RIDGE VENT. ALL SEAMS AND RIDGES SHALL BE CRIMPED.
- TRIM ALL TREES AS REQUIRED THAT ARE NON-THREATENING TO THE STRUCTURAL INTEGRITY OF THE HOUSE.

KEYNOTES

- 01 CONCRETE LANDING
- 02 PAVER SIDEWALK
- 03 PRESSURE WASH EXISTING CONCRETE STEPS AND SIDEWALK
- 04 CONCRETE DRIVEWAY
- 05 6H CEDAR PICKET FENCE WITH METAL POSTS

Fisher Heck
ARCHITECTS

REGISTERED ARCHITECT
STATE OF TEXAS
25325

915 SOUTH ST MARY'S STREET
SAN ANTONIO, TEXAS 78205
210-258-1500

03/12/2021

PROJECT: **WICKES HOUSE**

SHEET TITLE: **SITE PLAN**

PROJECT NO: 2014 A1

△ REVISIONS DATE

SHEET NO:
A-100